

CHAPTER 12

INDUSTRIAL DEVELOPMENT

Although there are a couple of areas in Farmington that are zoned for industrial use, there has never been a strong emphasis on this type of development in past General Plans. One reason for this is that, although there are large vacant tracts of land available, there is not adequate infrastructure to support significant industrial development on those tracts. Another reason is that, as discussed in the previous chapter, it is the desire of the City's residents to limit non-residential development in order to maintain the rural residential atmosphere of the City.

In spite of this, the West Farmington Master Plan, developed in 1986-87, designated an area west of I-15 near the Burke Lane interchange for industrial use. This includes and expands the larger of the two existing industrial zones. With the redesign of the interchange, and the extension of a road into West Farmington from the interchange to provide better access, this appears to have a better use with master planned commercial development. Therefore, another area south of Glovers Lane should be considered for light manufacturing uses, and related businesses.

The second existing industrial zone is located at 250 South on the West side of I-15. There appears to be no logical explanation for the zoning of this small, isolated, parcel.

Recommendations:

1. Future industrial development should be confined to the area in southwest Farmington adjacent to Centerville's industrial zone. In order to create a transition from industrial uses to residential uses which are anticipated north of this area, a buffer zone should be established between industrial zoning and Glover Lane.
2. The existing industrial zone on 250 South should be repealed.
3. Any future industrial development should be "light" industrial. Light industrial uses are considered to be those in which all fabrication and manufacturing is done entirely within an enclosed building, where there is little if any particulate emission resulting from the use, and where there is little if any outside storage.
4. Industrial development should occur in an aesthetically pleasing environment,

preferably as planned industrial parks. Design standards for landscaping, buffering and architecture should be similar to the standards for commercial development.

5. Establish minimum setback standards from streets and residential boundaries in industrial zones for buildings and storage/service areas. Require these setback areas to be completely landscaped.